

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/12/2019	Item No: 5.7
Report Originator	Ruth James Assistant Development Officer	Application No: KET/2019/0632
Wards Affected	Desborough St. Giles	
Location	165 Dunkirk Avenue, Desborough	
Proposal	s.73A Retrospective Application: Single storey rear extension	
Applicant	Mr J Page	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the amended approved plans and details listed in the table below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match, in type, colour and texture, those on the existing building.

REASON: In the interests of visual amenity in accordance Policy 8 of the North Northamptonshire Joint Core Strategy

Officers Report for KET/2019/0632

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2008/0011 - Demolish extension and garage. Construct new bungalow with integral garage. Approved 28/02/2008

Site Visit

Officer's site inspection was carried out on 10/10/2019

Site Description

The application site is located to the east of Desborough within the settlement boundary and an established residential area. Dunkirk Avenue connects the High Street to the west with Rushton Road to the east and is over half a mile long. The properties within this part of Dunkirk Avenue are mixed with detached and semi-detached properties of both single and two-storey heights. Designs and finishing materials vary although the properties do sit forward within their plots following a uniform build line.

The application site is comprised of no. 165 Dunkirk Avenue a semi-detached two-storey dwelling with a hipped roof finished with brown pantiles. The walls are constructed from red brick to just below the ground floor windows and have a pebbledash finish above. Windows and doors are replacement white uPVC and there are double height curved bay windows to the front. The front door is recessed with an open porch and arched entrance. The front amenity area is open, laid to gravel and provides off road parking for up to 2 no. cars.

To the rear the garden is level and mostly lawn. On the boundary with the eastern neighbour no.167 Dunkirk avenue, extending out from the rear elevation there is a high brick wall that forms the boundary treatment for the first 1.5 metres. This then changes to 1.8 metre high fence panels, which continue around the perimeter of the garden forming the remaining boundary treatments for the property.

At the time of the site visit works had been commenced on the rear extension. The foundations had been dug and laid along with the drainage.

Proposed Development

The application seeks retrospective consent for a single-storey extension to the rear of the building and has been submitted as a result of an enforcement investigation. It was determined as a result of the investigation that an application was required to regularise the works.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Desborough Town Council

No comments received

Neighbours

Notifications were sent out to neighbouring occupiers and a site notice was erected. Responses from one address were received.

Comments received from the occupants of no. 167 Dunkirk Avenue:

- Objection: The extension would be too high and overbearing. Overlooking impacts from the roof lantern into the neighbouring first floor bedroom windows. Loss of sunlight impacting the amenity of a disabled occupant.

5.0 Planning Policy

National Planning Policy Framework

Policy 12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development

plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change.

This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

8.0 Planning Considerations

The key issues for consideration in this application are: -

1. Principle of development
2. Design, character and appearance
3. Residential amenity

1. Principle of Development

The application seeks the erection of a single-storey rear extension.

The site is located within the designated town boundary; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character, appearance and residential amenity.

Subject to detailed consideration being given to the impact of the proposed scheme, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with national and local policies detailed above, the principle of development is considered acceptable.

2. Character and Design

Policy 8(d) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The extension when completed, would extend out for a distance of 6 metres and have a width of 5.9 metres, filling across the rear elevation. The roof would be flat with a central roof lantern and the height to the eaves would be 2.4 metres, keeping the flat roof below the height of the boundary wall to the east. Materials would match with the existing and these can be secured by condition.

The proposed extension is significant in size and in order to assess its suitability in terms of the proposed design its mass, height, proportions and

scale have been fully considered. In this particular case, although the extension would measure 6 metres depth, it is concluded that the proposal would not result in an extension to 165 Dunkirk Avenue that would be out of scale with the existing dwelling, given that a good part of the garden would remain (14 metres in length). Also, the rear location means that it would not impact the street scene to the front.

The proposal is therefore not considered to impact adversely upon the character of the local area to any significant extent and is in accordance with Policy 8(d) of the North Northamptonshire Joint Core Strategy.

3. Residential amenity

Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The proposed extension would be to the rear of the property and therefore would not impact neighbouring properties to front of the application site.

There are no residential amenity impacts to the rear, as the host dwelling overlooks the rear gardens of properties in Mayfield Road and the extension will be single storey in height.

The extension has been designed in order to keep any potential residential impacts to an acceptable level. The height to the eaves would be 2.4 metres and the roof would be flat and so the scale of the single storey design does not give rise to concerns in regard to overbearing.

To the west of the application site is a large bungalow at no. 165a Dunkirk Avenue, that was granted approval under KET/2008/0011 on land that originally formed part of the garden belonging to no 165. The separation distance between no. 165a and the new extension will be 2 metres. The top of a side entrance door and 3 no. windows are visible just above the boundary fence shared with this property. Whilst it is acknowledged that these windows and door would be impacted by the extension, the first two windows are obscure glazed and serve an ensuite and a bathroom, and the door provides access to a utility room which is not a primary living space. The third window serves a kitchen diner providing a secondary source of light for this room that also has windows and French doors in the north and west elevations respectively. Therefore, the potential loss of light upon these rooms from the extension is considered acceptable given the room use and window arrangements at no.165a.

To the east is the adjoining neighbour, no. 167 Dunkirk Avenue. The occupiers of no. 167 have objected expressing concerns in regard to the height stating that it will be 3.5 metres and cause a loss of sunlight to their conservatory. They are also concerned about the proposed roof lantern, causing overlooking both towards their first floor bedroom window and from this window towards the occupants of no. 165.

Drawing number PL-01 Rev B clearly shows the height to the eaves as being 2.4 metres and so the height of the extension will sit below the high brick wall that was built as part of the conservatory at no.167 and forms the first 1.5 metres of the boundary treatment with this neighbour. The boundary treatment then changes to 1.8 metre high fence panels so that part of the extension would be visible above this. The height of the extension has been designed to keep potential impacts as low as possible; the flat roof also helps in this regard. A condition will be applied to any consent given to ensure that the development is built in accordance with the approved plans.

The roof lantern would be positioned to the centre of the extension's roof at a distance of 2 metres from the rear elevation of the host dwelling. Light from this would not be any greater than light experienced from a conventional window and the angle from the roof lantern to the windows in the first floor rear elevation of no.167, would limit potential overlooking impacts, as it would not have a direct line of sight. Because of this it is considered that potential overlooking impacts would be kept to an acceptable level and therefore, it is not considered reasonable to refuse the application on these grounds.

The application site is orientated so that the extension will be facing north, and the orientation of the sun means that there would only be a small loss of sunlight towards the neighbouring conservatory towards the end of the day. Thus, it is not considered that there would be any significant increase to the loss of sunlight upon no.167.

It is therefore considered that the proposed development is in accordance with Policy 8(e) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon the amenities of neighbouring properties.

Conclusion

Subject to conditions relating to materials and approved plans it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date: 27/11/19

Contact Officer:

Ruth James, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

